

1 **DINA L. ANDERSON**

2 **Chapter 7 Trustee**

21001 N. Tatum Blvd., #1630-608

Phoenix, AZ 85050

3 Email: General@DLATrustee.com

4 Telephone: (480) 304-8312

5  
6 IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF ARIZONA

7 In Re: ) Case No. 16-00639-DPC  
Jason Dominic LeVecke ) Case No. 16-00640-DPC  
8 Andrea Yvette LeVecke; ) (Jointly Administered)  
9 )  
In Re: ) Chapter 7  
10 Carl Damien LeVecke )  
Neisha Nadine LeVecke, ) **REPORT OF TRUSTEE'S**  
11 ) **SALE OF REAL PROPERTY**  
Debtors. )

12  
13 Dina L. Anderson, Chapter 7 Trustee herein ("Trustee"), makes this Report of Sale of  
14 certain real property of the bankruptcy estate pursuant to the Order Granting Trustee's Motion  
15 for Approval of Sale of Real Property Free and Clear of All Liens signed on August 15, 2016 at  
16 Docket Entry No. 273:

17 **PURCHASER:** Bruce Bletsh

18 **DESCRIPTION OF ASSETS SOLD:** Real property generally described as 8826 S. 20<sup>th</sup>  
19 Place, Phoenix, Arizona 85042, Assessor's Parcel No. 301-36-106-6

20 **PRICE:** \$310,000.00

21 The Trustee reports that she has received payment of the purchase price shown above,  
22 less closing costs, customary expenses, and commissions, as shown in the Final Settlement  
23 Statement attached hereto as Exhibit A.

24 Dated: July 17, 2018

/s/ Dina L. Anderson  
Chapter 7 Trustee

## EXHIBIT "A"

## Great American Title Agency, Inc.

1039355

7720 N. 16TH STREET, SUITE 450 PHOENIX, AZ 85020

Phone: (602) 324-2100

File No./Escrow No.: 00534203-222-DW2

Print Date &amp; Time: 9/14/2016 - 4:48:04PM

Officer/Escrow Officer: Donna Walt

Settlement Location: 7720 N. 16TH STREET, SUITE 450, PHOENIX, AZ 85020

Property Address: 8826 S. 20th Place, Phoenix, AZ 85042, 301-36-106-6


Borrower: Bruce Bletsh

Seller: Dina L. Anderson as Chapter 7 bankruptcy Trustee of the bankruptcy estate of Inne Carl D. LeVacke, District of,

Lender: Centennial Bank

Settlement Date: 9/14/2016

Disbursement Date: 9/14/2016

a true and exact copy  
of the original.  
Great American Title Agency

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	310,000.00	Sale Price of Property	310,000.00	
		Deposit		3,000.00
		Loan Amount		248,000.00
		Lender Credits	(83.72)	
		<b>Prorations/Adjustments</b>		
654.00		Title Insurance Premium Adjustment		654.00
636.09		County Taxes 07/01/16 to 09/14/16		636.09
		<b>Loan Charges to Centennial Bank</b>		
		Origination Fee	1,860.00	
		Processing Fee	350.00	
		Underwriting Fees	500.00	
		Prepaid Interest (\$25.83 per day from 9/14/16 to 10/1/16)	439.17	
		<b>Other Loan Charges</b>		
		4506T Execution Fee to Data Facts	17.00	
		Appraisal Fee to RELS Valuation AZ	500.00	
		Courier Fee / Overnight Fee to Unishippers	30.00	
		Credit Report to Data Facts	31.00	



Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Flood Certification to Corelogic	11.00	
		Fraud Guard to Corelogic	15.00	
		MERS Fee to MERS	6.95	
		SS Validation Fee to Data Facts	5.00	
		Verification Fee to The Work Number	35.00	
		<b>Impounds</b>		
		Homeowner's Insurance \$53.33 per month for 3 mo. to Centennial Bank	159.99	
		Property Taxes \$261.41 per month for 3 mo. to Centennial Bank	784.23	
		Aggregate Adjustment	(314.74)	
		<b>Title Charges &amp; Escrow/Settlement Charges</b>		
		ALTA 2006 Extended Loan Policy to Great American Title Agency, Inc.	1,426.00	
		8.1-06 Environmental Protection Lien to Great American Title Agency, Inc.	100.00	
		5-06 Planned Unit Development to Great American Title Agency, Inc.	100.00	
		9-06 Restrict, Encroach, Minerals to Great American Title Agency, Inc.	100.00	
843.00		EAGLE ALTA Homeowner's Policy of Title Insurance (Rev. 2-3-10) to Great American Title Agency, Inc.		
		Closing Protection Letter Fee to Great American Title Agency, Inc.	25.00	
550.00		Escrow Fee to Great American Title Agency, Inc.	550.00	
		Notary Fee to Great American Title Agency, Inc.	75.00	
16.50		Recording Service Fee to Great American Title Agency, Inc.	16.50	
		<b>Commission</b>		
9,300.00		Real Estate Commission to Realty One Group		
9,300.00		Real Estate Commission to West USA Realty		
		<b>Government Recording and Transfer Charges</b>		
12.50		Recording Fee For Mortgage to Great American Title Agency, Inc.	12.50	
8.50		Recording Fee For Deed to Great American Title Agency, Inc.	8.50	
		<b>Miscellaneous</b>		
		Homeowner's Insurance Premium (12 mo.) to AZ Insurance Team, LLC	640.00	
1,568.44		1st 1/2 of 2016 Property Taxes #301-36-105-6 to Maricopa County Treasurer		
2,518.19		2015 Taxes + penalty #301-36-105-6 to Maricopa County Treasurer		
150,000.00		Debtor Homestead Exemption to Carl D. LeVecke and Neisha N. LeVecke		
813.00		HOA Balance Due to Siesta Foothills HOA		
400.00		HOA Disclosure Fee to Associa Arizona		
50.00		HOA Disclosure Update Fee to Associa Arizona		

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		HOA Dues Oct & Nov 2016 to Siesta Foothills HOA	176.00	
145.15		Pool Repair Reimbursement to Listing Agent to Vince Zerilli		
88.00		Sept HOA Dues to Siesta Foothills HOA		
		Selling Agent Credit		2,700.00
		Buyer closing funds deposited		62,635.29
Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
176,903.37	310,000.00	<b>Subtotals</b>	317,575.38	317,625.38
		Refund Due Buyer	50.00	
133,096.63		Proceeds Due Seller		
310,000.00	310,000.00	<b>Totals</b>	317,625.38	317,625.38